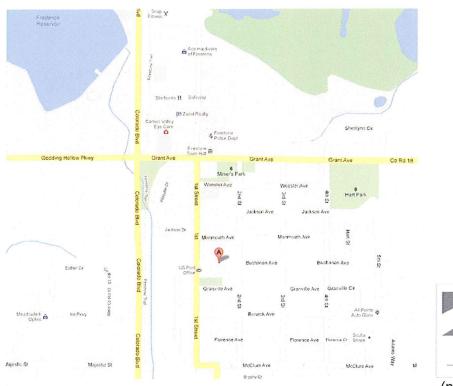
Outline Development Plan
Carbon Valley Help Center
Town of Firestone
County of Weld
State of Colorado
Sheet ____ of 3___

Vicinity Map





Owner/Developers

Carbon Valley Help Center 150 Buchanan Street Firestone, Colorado 85020

Legal Description

150 Buchanan Street Firestone, Colorado 80520 Block 15, Lots 7 & 8, Firestone, CO

Project Concept

The Carbon Valley Help Center ("Center") is a commercial activity to provide short-term food assistance, human service assistance and referrals to area residents.

Regional Impacts

The Center is expected to have positive community-building impacts on the region. As the Center is only intended to be open a few days per week with limited hours, it is not expected to have any negative impacts on the area.

Environmental Information

There are no known environmental conditions on the property.

Utilities

The existing building on the property has existing public water and sewer service.

Grading Concept

No grading will be performed on the site.

Service Requirements

The property is already served by the Frederick Firestone Fire Protection District, the Carbon Valley Recreation District and the Town of Firestone for municipal services and police protection.

Circulation Systems

The property is accessed by Buchanan Avenue and a public alley at the rear of the property.

Land Use and Zoning

The property is currently zoned R-1. The proposed zoning is Planned Unit Development with the Neighborhood Center land use category ("PUD-NC"). The PUD-NC zoning for this property provides for the land uses necessary to operate the Center and all public and municipal uses.

Density

The density of the application is one existing primary structure on one lot.

Building Height

The height of the existing primary structure is approximately 25 feet in height.

Land Use Table

There is an existing primary building on the existing 6,250 square foot lot.

Development Schedule

A general indication of the expected schedule of development, including any proposed phasing. Include a plan expiration statement.

Park Development

The Center will not require any.

Private Maintenance and Enforcement

A description of any agreements, conveyances, restrictions, or covenants which will govern the use, maintenance and continued protection of the PUD and any of its parks, open space, common area or joint ownership areas.

Approval Blocks

Approved by the Town Board of Trustees of the Town of Firestone, Colorado this

27th No. 802.	_ day of <u>June</u>		2012	by Ordinar	ice
Mayor		ATTEST: Town Cl	<u>uman</u> erk	FIR SE	ESTO
Acceptance Block and By signing this ODP, the intent set forth herein. Allega Ama OWNER Aresident	_	es and accepts all of	the req	uiremonts	PHO P
STATE OF COLORADO	O))SS)		1		
The foregoing instru September, 2012, by Fe	ment was acknowle	edged before me	this _\	day	of
	Public	<u> </u>			
	REBECCA TOBERMAN NOTARY PUBLIC				

REBECCA TOBERMAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124056807
MY COMMISSION EXPIRES AUGUST 27, 2016